

**MASSARD SQUARE
PROJECT BOOKLET
PLANNED ZONING DISTRICT APPLICATION**

**PROJECT: MASSARD SQUARE
AN ADDITION TO THE CITY OF FORT SMITH
SEBASTIAN COUNTY, ARKANSAS**

**LOCATION: PART OF LOTS 1 AND 2 OF THE NW/4
SECTION 7, TOWNSHIP 7 NORTH, RANGE 31 WEST
SEBASTIAN COUNTY, ARKANSAS**

**DEVELOPER: BEHR, LLC
5311 SOUTH 28TH STREET
FORT SMITH, ARKANSAS 72901
PHONE: 479-883-0957**

**SUBMITTED TO: CITY OF FORT SMITH
623 GARRISON AVENUE
FORT SMITH, ARKANSAS 72902**

**ENGINEERS: BRIXEY ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 6180
FORT SMITH, ARKANSAS 72906**

APRIL, 2014


RONALD BRIXEY
ARK. REG. P.E. NO. 4456



**MASSARD SQUARE
PROJECT BOOKLET
PLANNED ZONING DISTRICT APPLICATION**

3a. Reason (need) for requesting the zoning change and response to how the proposal fulfills the intent/purpose of the Planned Zoning District.

The subject property is currently not zoned. A change in zoning is needed to allow the development of a walkable neighborhood that features commercial retail and services that may be accommodated in multi-use structures. A Planned Zoning District will allow flexibility in standards to accommodate a mixed use development rather than suburban style patterns. It will allow the development to utilize design standards which meet or exceed the minimum required by the UDO.

3b. Current ownership information (landowner/applicant and representative if applicable) and any proposed or pending property sales.

BEHR, LLC 5311 South 28th Street, Fort Smith, Arkansas 72901 Phone 479-883-0957.

3c. Summary description of the scope, nature, and intent of the proposal.

The PZD will include an area of approximately 9 acres located on the western side of Massard Road approximately 1 1/4 miles south of Zero Street and immediately south of the proposed Planters Road corridor. The property to the north across the Planters Road corridor is to be developed as a church (The House of Restoration). The property to the east across Massard Road is to be developed as a church (Massard Missionary Baptist Church). The property to the west and south is a part of Ben Geren Park. Proposed uses include duplex housing, townhouses, office buildings, and a sports bar. The intent is to provide a walkable neighborhood that features commercial retail and services that may be accommodated in multi-use structures.

3d. General project scope:

i. Street and lot layout

See attached Development Plan.

The primary access to the site is Massard Road which is classified by the Master Street Plan as a boulevard. It is currently two lane with right of way dedicated for two additional lanes. Three entrances will be provided to the site:

1. The Planters Road corridor
2. Massard Road - A main entrance at Massard Road. A future median cut is proposed at this entrance.
3. Massard Road - A third entrance on the south side of the development. This

entrance will be a right-in and right-out at such time as the final two lanes are constructed.

ii. Site plan showing proposed improvements

See attached Site Plan, Sheets 1 and 2.

iii. Buffer areas, screening, and landscaping

Buffer areas and landscaping will follow City UDO requirements and with the FCRA Master Development Guidelines "Site Design and Development Standards for Mixed Use: Residential/Commercial/Office land use classification subject to approved variances from the FCRA design review committee. A copy of the Landscape Management Plan is included in this booklet.

See attached Site Plan, Sheets 1 and 2.

iv. Storm water detention areas and drainage

All drainage and detention will comply with the City of Fort Smith 2011 Drainage Standards.

v. Undisturbed natural areas

No undisturbed natural areas are proposed. However, the site is bounded on two sides by a natural area of Ben Geren Park.

vi. Existing and proposed utility connections and extensions

See Site Plan, Sheets 1 and 2 and Water and Sewer Layout, Sheets 1, 2, and 3.

A 3600 L.F. waterline extension and a 2773 L.F. sewer line extension are proposed to service the site. Electric service and telephone service lines are proposed to be located underground in the easements delineated on the Site Plan drawings. Gas service is to be located in easements whose locations have not yet been determined.

vii. Development and architectural design standards

Development and architectural design standards will comply with the requirements of UDO Section 27-602 - Design Guidelines and the FCRA Master Development Guidelines.

viii. Building elevations

Elevations are attached for the duplexes proposed for phases 1 and 3 and for the three

unit, five unit, and six unit townhouses proposed in Phases 2 and 3.

The office buildings and the pub will be of similar architectural design and finishes to the other structures proposed for the site. Office buildings are proposed for Phases 2 and 4. The pub is proposed for Phase 4.

All buildings adjacent to Massard Road will face Massard Road.

Architectural design and finishes will comply with the requirements of UDO Section 27-602-4 (C) "Transitional and Commercial Building Design Standards", UDO Section 27-602-4(D) "Multi-Family Building Standards" and with FCRA Master Development Guidelines "Architectural Character".

ix. Proposed signage (type and size)

Three monument type signs are proposed at the locations shown on the Development Plan Drawing (subject to approved variances from the FCRA design review committee). These signs are to be no larger than 20 square feet in size with a maximum height of 4 feet as specified in the FCRA Development Standards.

3e. Proposed development phasing and timeframe

The development is proposed to be constructed in four phases as shown on the Development Plan drawing.

Phase one construction is to begin July 1, 2014 and be completed by January 1, 2015.

Phase two construction is to begin April 1, 2015 and be completed by October 1, 2016.

Phase three construction is to begin January 1, 2016 and be completed by July 1, 2016.

Phase four construction is to begin October 1, 2016 and be completed by April 1, 2017.

All dates are approximate.

3f. Identify land use designations

Chaffee Crossing "Mixed Use Residential/Commercial/Office." See Land Use Exhibit.

3g. Identify area and bulk regulations

Bulk and Area requirements for the PZD are as shown below.

Min. Lot Size	5.0 acres
Min. Lot Width at BSL	500 feet
Max. Lot Coverage	60%

Max. Height	45 feet
Addnl. Height	see 27-404 D. of the UDO

Setbacks	
Front	20 feet
Side	10 feet
Street side/corner	15 feet
Rear	20 feet
Minimum Street Frontage	500 feet
Minimum Bldg Separation	10 feet

3h. A chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.)

Comparison is between the proposed PZD restrictions and the FCRA Mixed Use Residential/Commercial/Office restrictions.

	PZD	FCRA
Density	12 DU/Acre 4000 sf Commercial Bldg	12 DU/Acre (Based on Lot Size) Com. Bldg. Size Not Restricted
Min. Lot Size	5.0 acres	3600
Min. Lot Width at BSL	500 feet	40
Max. Lot Coverage	60%	NOT SPECIFIED
Max. Height	45 feet	3 STORY
Addnl. Height	see 27-404 D. of the UDO	NOT SPECIFIED

Setbacks		Res	Non-Res
Front	20 feet	20 feet	NONE
Side	10 feet	10'/5'	NONE
Street side/corner	15 feet	20 feet	NONE
Back	20 feet	10 feet	25' w/alley
Minimum Street Frontage	500 feet	NO SPEC	NO SPEC
Minimum Bldg Separation	10 feet	NO SPEC	NO SPEC

PZD Landscaping

Perimeter Landscaping

Front 15 feet wide, 1 tree & 10 shrubs every 40'

Sides & Back	NONE
Building Landscaping	3 Shade Trees/Acre in addition to parking & perimeter landscaping

Parking Lot Screening and Landscaping is to comply with FCRA Master Development Guidelines "Site Design and Development Standards for Mixed Use: Residential/Commercial/Office land use classification.

FCRA Landscaping

Perimeter Landscaping	
Front	20 feet wide, 1 tree & 10 shrubs every 40'
Sides & Back	20 feet wide, 1 tree & 10 shrubs every 40'
Building Landscaping	1 Shade Tree Front Yard plus 1 Shade Tree Back Yard per 40 feet of Lot Width

Parking Lot Screening and Landscaping requirements will comply with FCRA Master Development Guidelines "Site Design and Development Standards for Mixed Use: Residential/Commercial/Office land use classification (subject to approved variances from the FCRA design review committee).

- 3i. A chart comparing the proposed land uses and the zoning district(s) where such land uses are permitted.**

See Chart 1 - PZD Permitted Land Uses vs. Existing Zone Designations.

- 3j. A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high quality materials on the façade, etc.).**

The project will exceed the UDO requirements as follows:

1. Landscaping

The perimeter landscaping strip across the front will be 15 feet wide (subject to approved variances from the FCRA design review committee) - UDO requires 10 feet wide
 Perimeter landscaping will include one tree and 10 shrubs every 40 feet - UDO requires one tree and 10 shrubs every 50 feet
 Building landscaping will include 3 trees per acre in addition to parking & perimeter landscaping
 UDO does not require building landscaping

Parking Lot Screening and Landscaping will comply with FCRA requirements as described in the Development Guidelines
UDO requirements are not as stringent

2. Setbacks will be as follows:

Front	20 feet
Side	10 feet
Street side/corner	15 feet
Rear	20 feet
Minimum Street Frontage	500 feet
Minimum Bldg Separation	10 feet

UDO setbacks vary with the several zoning designations. This property was not previously zoned. The proposed setbacks meet or exceed the required setbacks for most zoning designations.

3. Exterior building materials

100% of the exterior building materials will be high quality materials
UDO requires 51%

3k. Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.

The property to the south and west of the Site is a part of Ben Geren Park and is an undeveloped, natural area. To our knowledge, this area will remain unchanged.

The Planters Road Corridor (approximately 200 feet wide) separates the Site from the property to the north which is to be developed as the House of Restoration Church. The current plans for the church indicate that the actual church building and access drive will be located approximately 900 feet north of the Planters Road Corridor. With approximately 1100 feet of separation, variations in architectural design and materials should not result in an objectionably conflicting appearance. There should be no conflicts in regard to signage due to the aforementioned spacing between entrances. Church traffic peaks will not coincide with daily traffic peaks from the development.

Massard Road (approximately 140 foot wide right of way) separates the Site from the property to the north which is to be developed as the Massard Missionary Baptist Church. The current plans for the church indicate that the actual church building will be located approximately 200 feet east of the Site. The access drive will be located directly across from the Planters Road corridor. With all structures on both sites complying with City of Fort Smith and FCRA design guidelines with respect to architectural design and materials, there should not be any noticeably objectionable conflicts in appearance. There should be no conflicts in regard to signage due to the fact that the church signs should be

on the opposite site of Massard Road. Church traffic peaks will not coincide with daily traffic peaks from the development .

31. A traffic study when required by the Engineering Department (consult with staff prior to submittal).

Traffic Information Statement

The primary access to the site is Massard Road which is classified by the Master Street Plan as a boulevard. It is currently two lane with right of way dedicated for two additional lanes. Three entrances will be provided to the site:

1. The Planters Road corridor
2. A planned future permanent lane crossing of Massard Road
3. A lane crossing of Massard Road which is to become a right-in, right-out access at such time as the final two lanes are constructed.

Massard Road has been specifically designed to handle the peak projected traffic loading anticipated for Chaffee Crossing under completed development conditions, as well as the anticipated loading from thru traffic. It is the intent that the remaining two lanes proposed for Massard Road will be constructed at such time as the traffic loading increases to the point of need.

Trip Generation Rates from the ITE 8th Addition Trip Generation Report

General Office - Proposed Use

Average Daily Traffic - 132 trips
PM Peak - 18 trips
PM in - 3 trips
PM out - 15 trips

Cisterna Pub - Proposed Use

Average Daily Traffic - 34 trips
PM Peak - 34 trips
PM in - 22 trips
PM out - 12 trips

Residential PUD - Proposed Use

Average Daily Traffic - 435 trips
PM Peak - 36 trips
PM in - 23 trips
PM out - 13 trips

Undeveloped Property - Current Use

Average Dailey Traffic - 0 trips

Total Increase in Traffic

Average Daily Traffic - 601 trips

PM Peak - 88 trips

PM in - 48 trips

PM out - 40 trips

The proposed development will moderately increase the traffic on Massard Road. Massard Road has been designed to handle projected future traffic loading with plans in place to increase the current capacity as needed.

3m. Statement of availability of water and sewer (state size of lines)

Plans for extensions of the Fort Smith water and sewer systems have been submitted to and approved by the Arkansas Department of Health (ADH Project #86815, approved on December 30, 2013). These plans were submitted to the City Utility Department on December 17, 2013 and are currently under review. Construction of these lines are to be constructed as part of this project.

The proposed water line is to be 8" and the proposed sewer line is to be 8".

See Water and Sewer Layout Drawings Sheets 1, 2, and 3.

MASSARD SQUARE, FORT SMITH, ARKANSAS

LANDSCAPE MANAGEMENT SCHEDULE

January:

- Prune any tree branches that interfere with public safety or sight lines. Prune all street trees yearly to encourage strong upward growth. Do not top trees.
- Mulch mow all turf areas once per month. (Use mulching mower that chops clippings finely and blows mulch down into turf to decompose and feed soil.)

February:

- Apply granular fertilizer around trees or shrubs in late February. Make application prior to a moderate rainfall so the rain will wash the fertilizer in. Do not fertilize swale plantings. (See "Fertilization" section for recommended products.)
- Mulch mow all turf areas once per month.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

March:

- Mulch mow all turf areas twice per month.

April:

- Mulch mow all turf areas weekly.
- Fertilize all landscape areas except for swale. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

May:

- Mulch mow all turf areas weekly.
- Water Landscaped areas weekly.

June:

- Mulch mow all turf areas weekly.
- Prune spring & winter-flowering shrubs as needed to maintain proper shape (natural, touching, not hedged or topiary except where specified by owner).
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (June-Oct. depending on bulb type).
- Water Landscaped areas biweekly.

July:

- Mulch mow all turf areas weekly.

- Prune vines as needed to keep out of window recesses or if vines are extending above the first story (12 feet above street level).
- Water Landscaped areas biweekly.

August:

- Mulch mow all turf areas weekly.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- Water Landscaped areas biweekly.

September:

- Mulch mow all turf areas weekly.
- Prune vines as needed to keep out of window recesses or if vines are extending above the first story (12').
- Fertilize all landscape areas except for swale in September or early October. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (from June through October, depending on bulb type). Maintain 2 inches of mulch on ground surface over bulbs to insulate from cold and prevent winter weed growth.

October:

- Mulch mow all turf areas twice per month.
- Add new mulch to planters and swale where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch additions are not required where shrubs or groundcover completely hide the soil surface from view.

November:

- Mulch mow all turf areas twice per month.

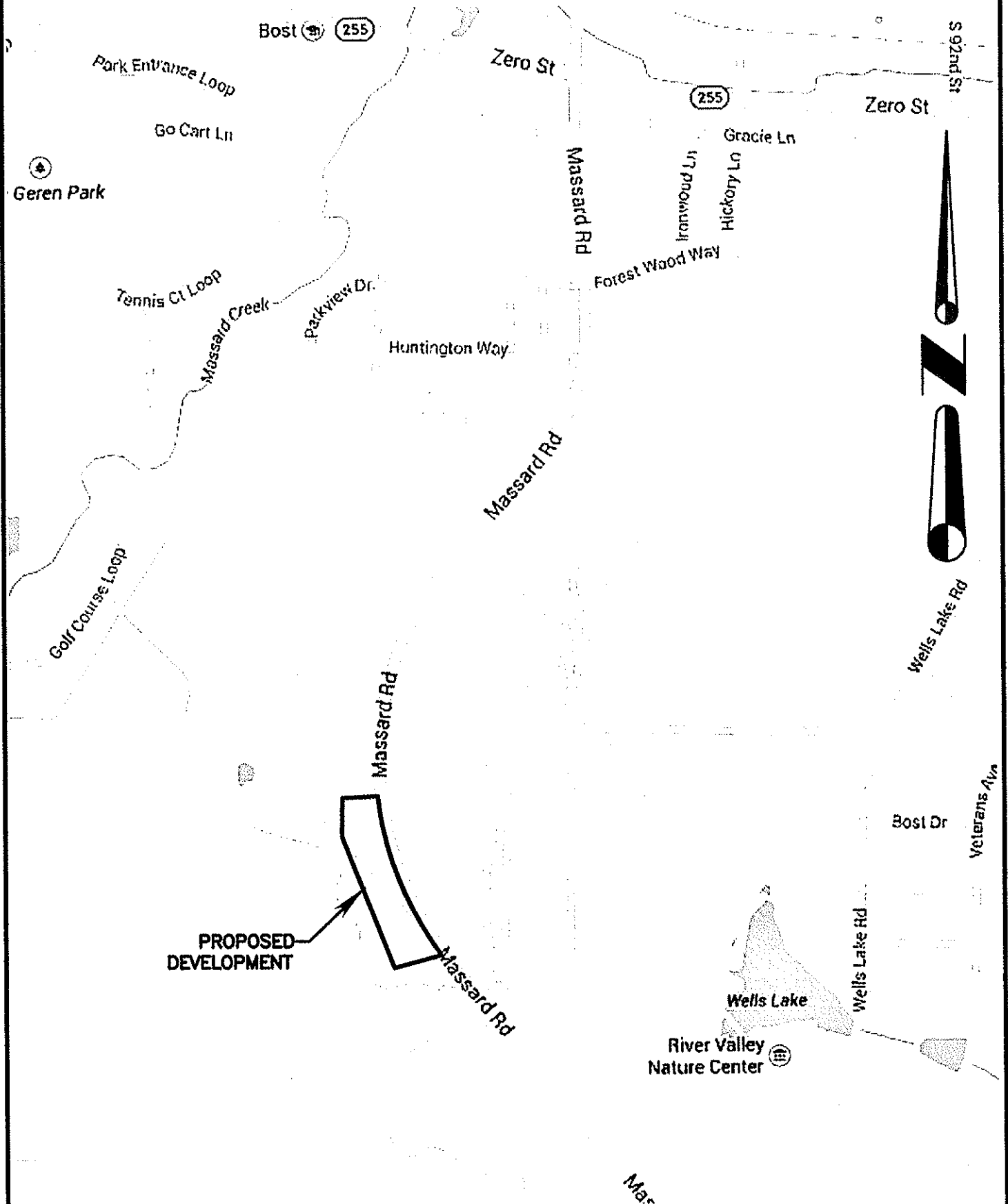
December:

- Mulch mow all turf areas once per month.
- Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly as needed to remove dead and crossing branches and to encourage spreading and upward growth that fits the available space. Do not top trees.
- Prune summer and fall-blooming shrubs as needed to maintain proper shape.



Brixey Engineering & Land Surveying, Inc.

Land Surveyors - Consulting Engineers
P.O. Box 6180 Ft. Smith, Ark. 72906 (479)646-6394



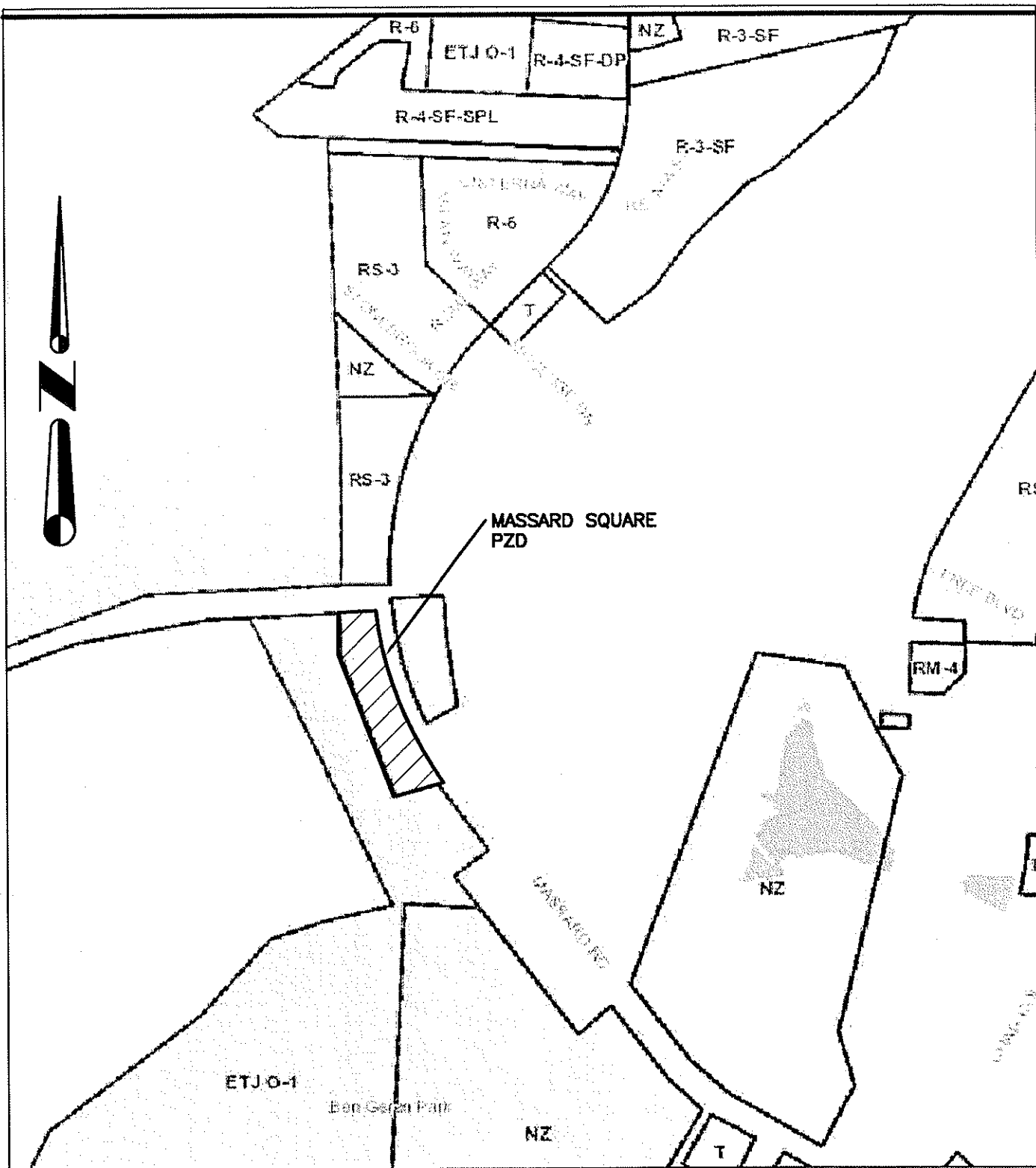
VICINITY MAP

SCALE: 1" = 1000'

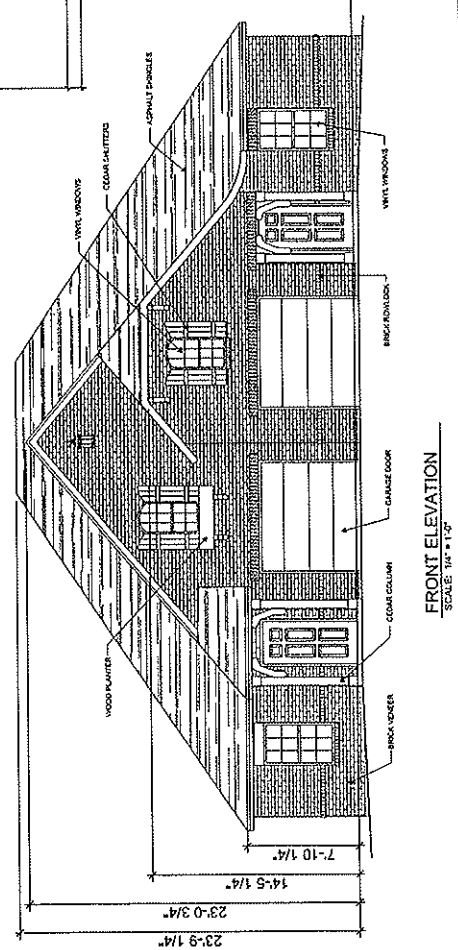
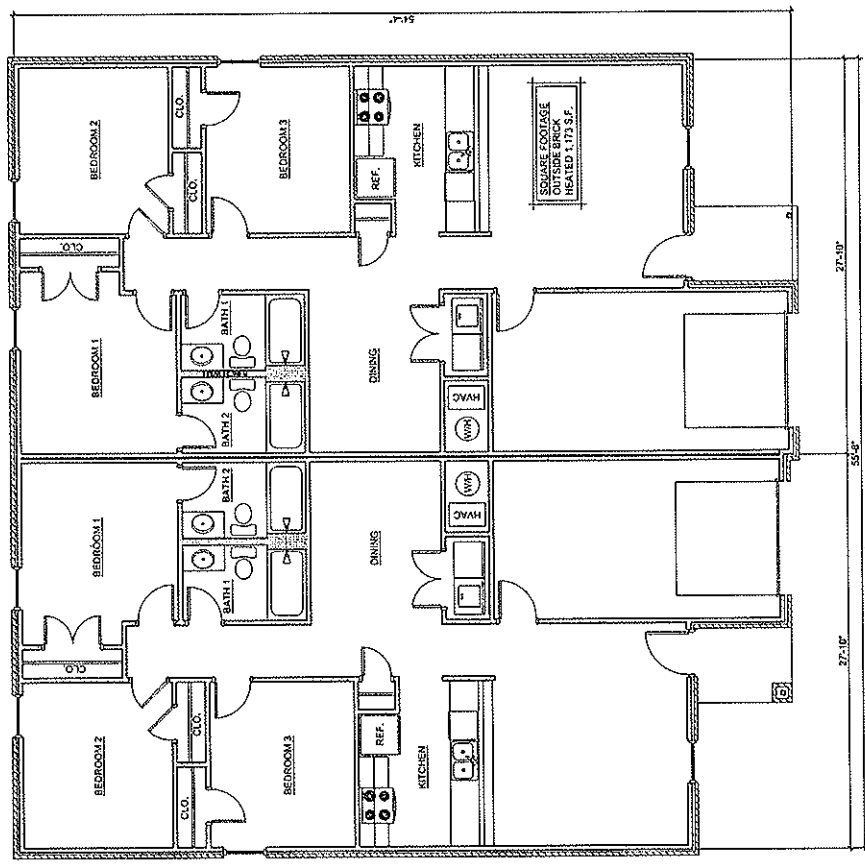


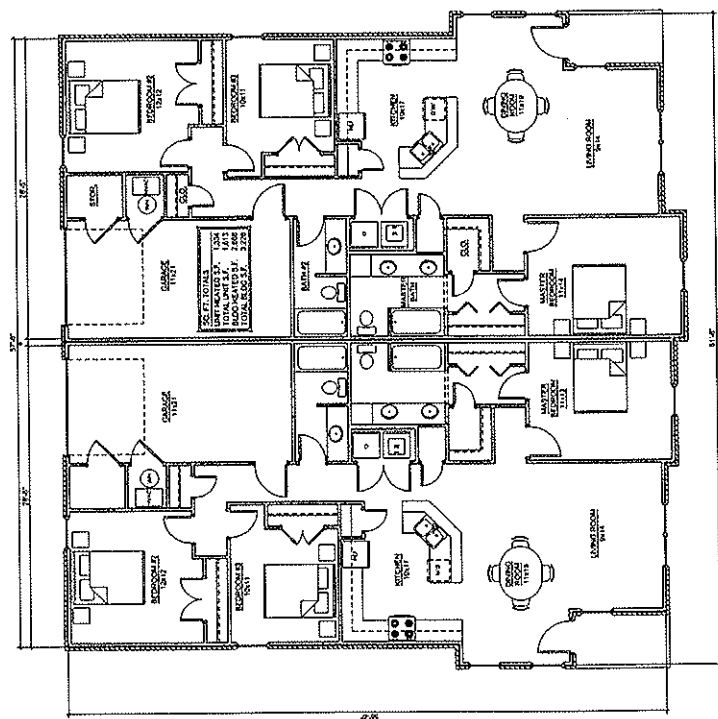
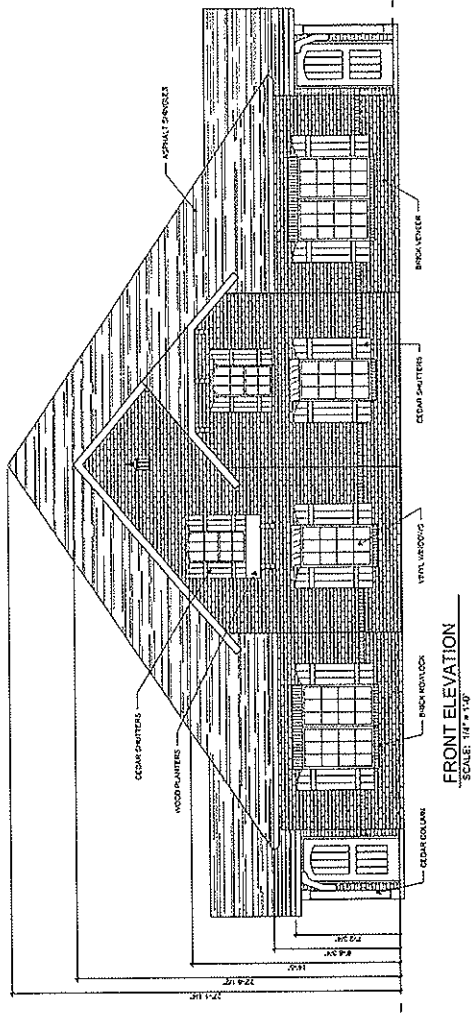
Brixey Engineering & Land Surveying, Inc.

Land Surveyors - Consulting Engineers
P.O. Box 5180 Ft. Smith, Ark. 72906 (479)646-6394



MASSARD SQUARE
ZONING EXHIBIT
1" = 1000'



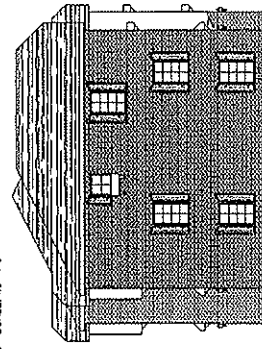
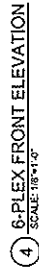


FLOOR PLAN
SCALE: 3/16" = 1'-0"

Architectural floor plan of the first floor of the 'MUSEUM' building. The plan shows a central corridor with multiple staircases and elevators. Rooms are labeled with names and dimensions. The layout is symmetrical around a central vertical axis. The top section includes a 'RECEPTION' area, a 'LOBBY', and a 'STAIRS' area. The middle section features a 'LOBBY' and a 'STAIRS' area. The bottom section includes a 'LOBBY' and a 'STAIRS' area. The plan is oriented with North at the top.

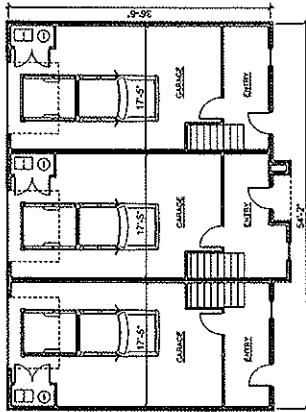
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22 6-PLEX SIDE ELEVATION (RIGHT SIDE SIMILAR)
SCALE: 1/8" = 1'-0"

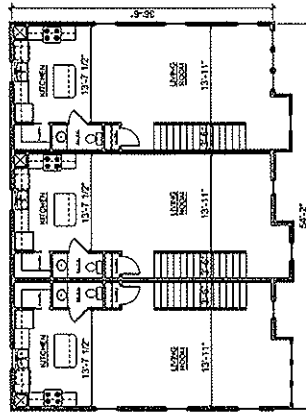


22 6-PLEX SIDE ELEVATION (RIGHT SIDE SIMILAR)
SCALE: 1/8" = 1'-0"

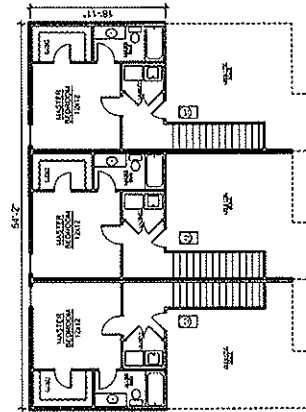
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1 ONE BEDROOM 1st FLOOR
SCALE: 1/8" = 1'-0"

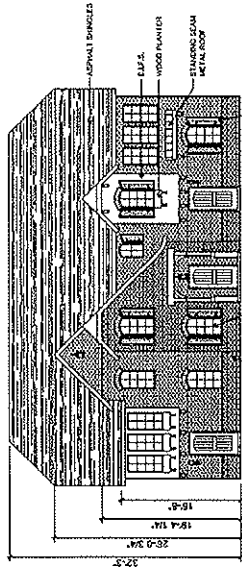


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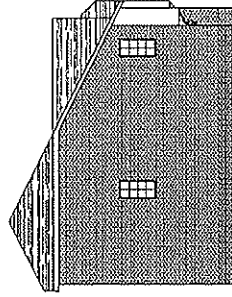


3 ONE BEDROOM 3rd FLOOR
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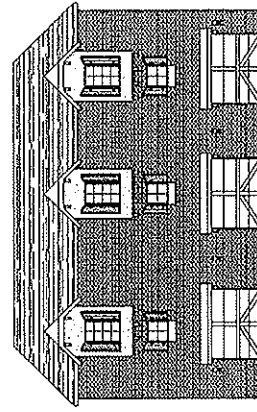
1 BEDROOM TOWNHOME	1411
1st FLOOR HEATED SQ. FT.	682
2nd FLOOR HEATED SQ. FT.	396
3rd FLOOR HEATED SQ. FT.	396
TOTAL HEATED SQ. FT.	1,219



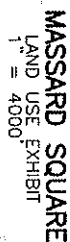
4 ONE BEDROOM FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 LEFT SIDE ELEVATION (RIGHT SIDE SIMILAR)
SCALE: 1/8" = 1'-0"

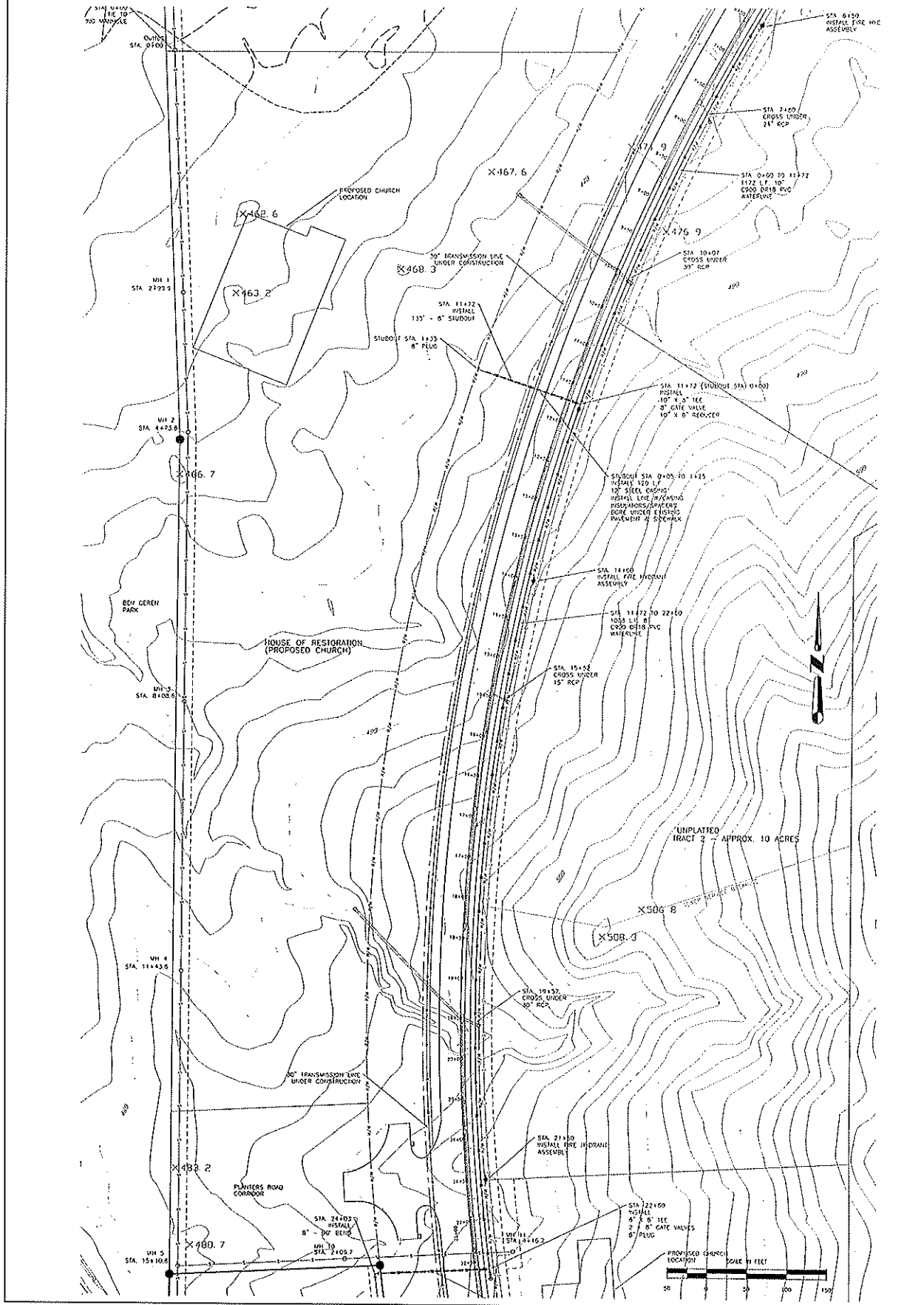


6 ONE BEDROOM REAR ELEVATION
SCALE: 1/8" = 1'-0"

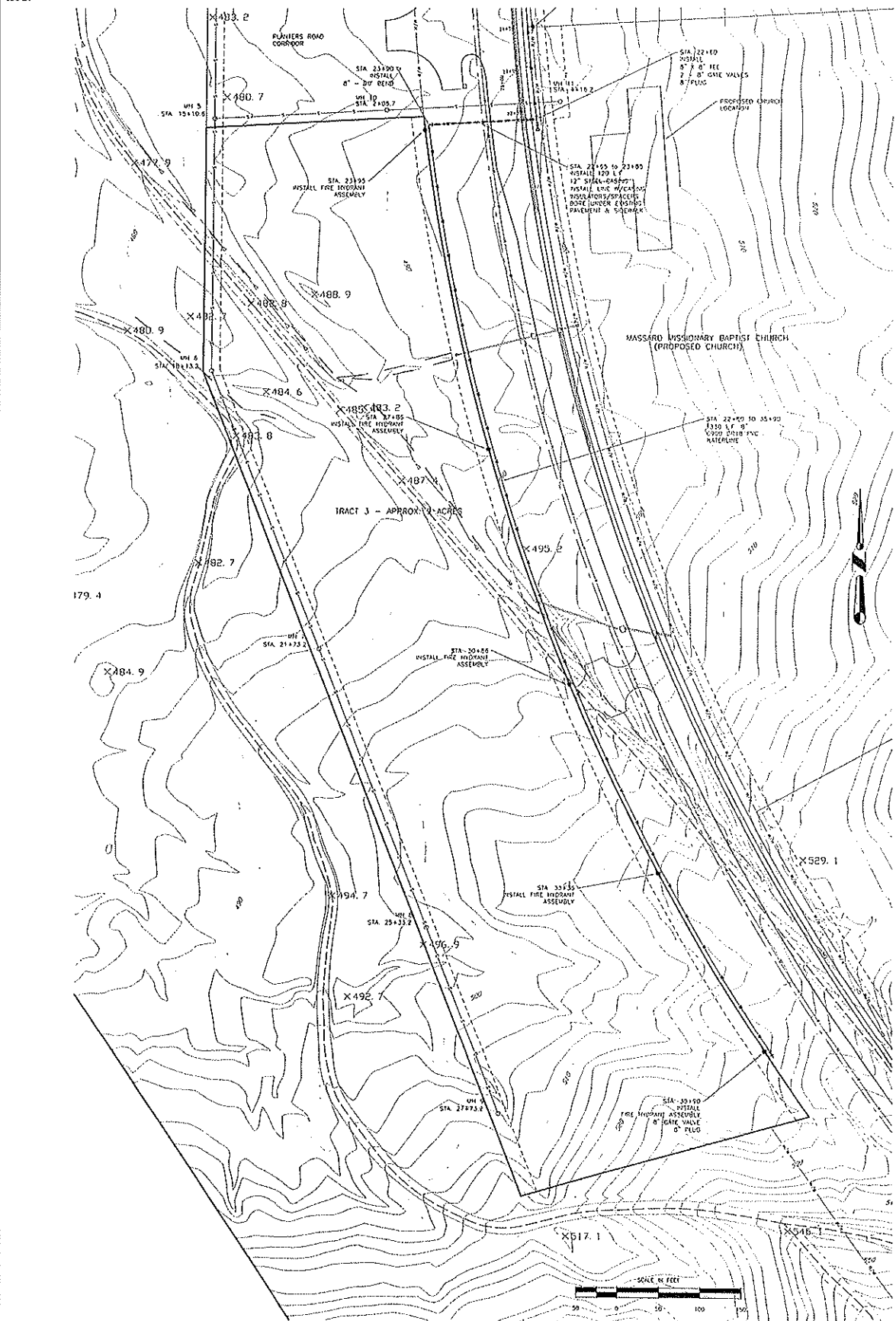




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 The information on this drawing is based on a survey of the property shown on the drawing and on other information furnished by the owner. It is the responsibility of the owner to verify the accuracy of the information furnished by the owner. The information on this drawing is not to be used for any other purpose without the written consent of Brixey Engineering & Land Surveying, Inc.



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**BRIEY ENGINEERING &
LAND SURVEYING, INC.**

CONSULTING ENGINEERS -- LAND SURVEYORS

3213 East Highway 48 P.O. Box 880 Fort Smith, Arkansas 72908 (479) 545-8384



Project:	1/20/18 - PROJECT LINE & HIGHWAY
Drawn By:	WJB
Checked By:	WJB
Approved By:	WJB
Date:	1/20/18



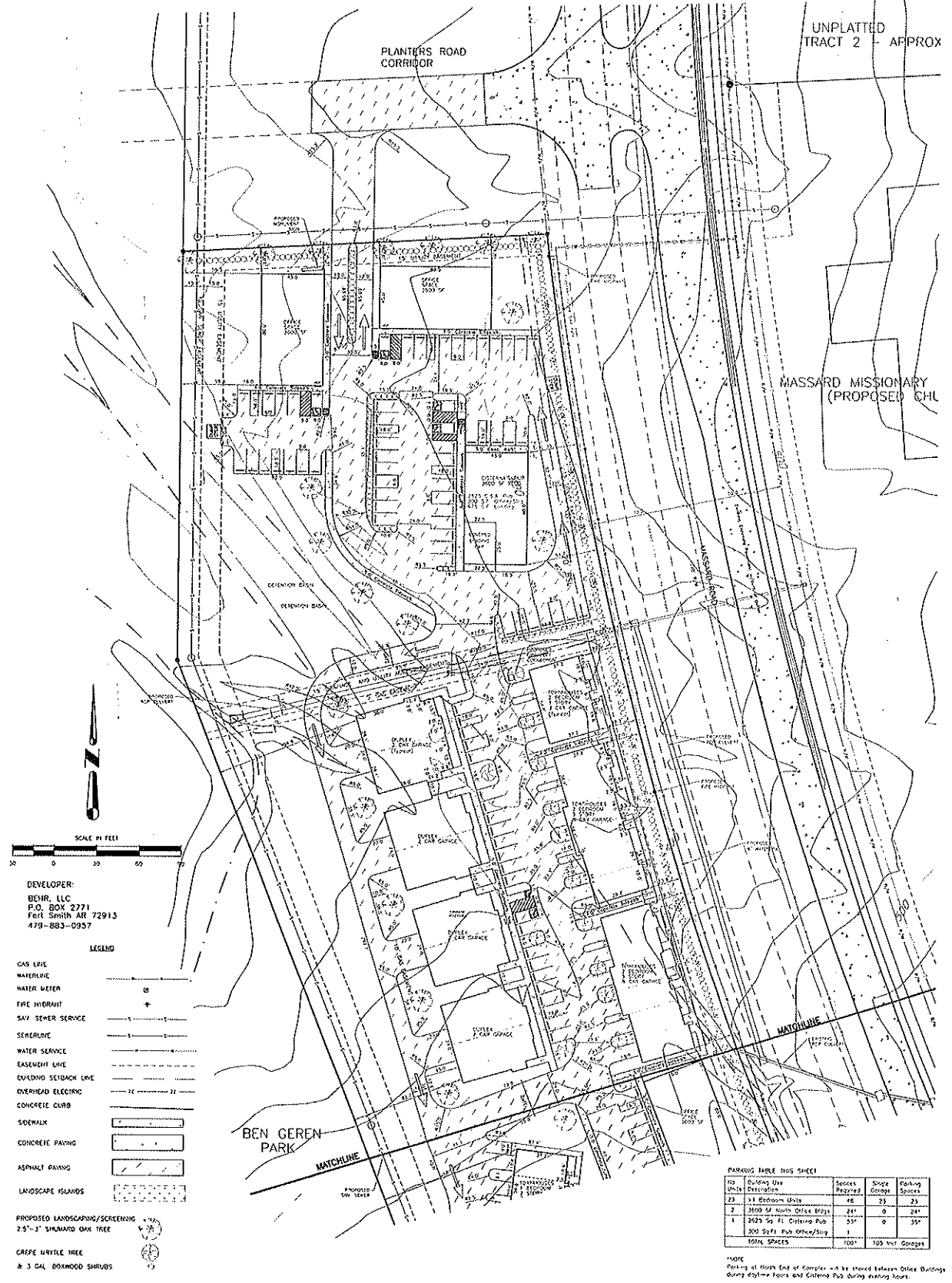
WATER & SEWER LAYOUT SHT. 3
 MASSARD SQUARE
 "CHAFFEE CROSSING"
 CITY OF FORT SMITH
 SEBASTIAN COUNTY, ARKANSAS

Date:	12/14/15
Drawn By:	WJB
Checked By:	WJB
Approved By:	WJB
Date:	12/14/15
Sheet:	3 of 3



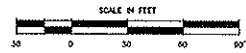
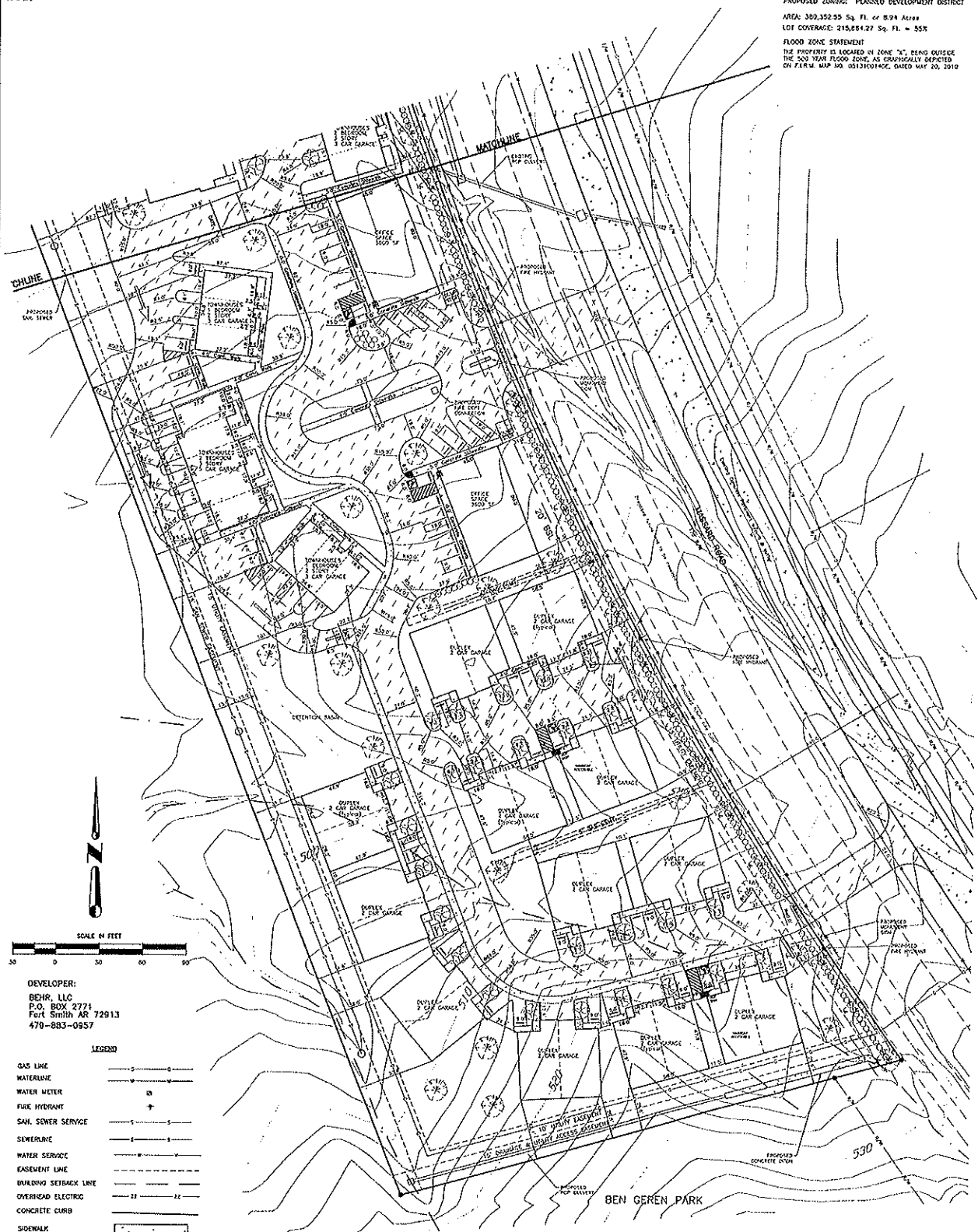
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT
 AREA: 302,352.55 Sq. Ft. or 6.94 Acres
 LOT COVERAGE: 215,854.27 Sq. Ft. = 55%
 FLOOD ZONE STATEMENT
 THE PROPERTY IS LOCATED IN ZONE "A", BEING OUTSIDE
 THE 500 YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED
 ON FIRM NO. 034510045C, DATED MAY 20, 2010

UNPLATTED
 TRACT 2 - APPROX



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PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT
 AREA: 300,352.55 Sq. Ft. or 6.94 Acres
 LOT COVERAGE: 215,884.27 Sq. Ft. = 55%
 FLOOD ZONE STATEMENT:
 THE PROPERTY IS LOCATED IN ZONE "A", BEING OUTSIDE
 THE 500 YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED
 ON FIRM MAP NO. 10131010100C, DATED MAY 26, 2010



DEVELOPER:
 BEHR, LLC
 P.O. BOX 2771
 Fort Smith AR 72913
 479-883-0937

LEGEND

- GAS LINE
- WATERLINE
- WATER METER
- FIRE HYDRANT
- SAW. SEWER SERVICE
- SEWERLINE
- WATER SERVICE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- CONCRETE CURB
- SIDEWALK
- CONCRETE PAVING
- ASPHALT PAVING
- LANDSCAPE ISLANDS
- PROPOSED LANDSCAPING/SCREENING
- >2" SHUMARD OAK TREE
- GREPE MYRTLE TREE
- 6" 3 GAL. BOXWOOD SHRUBS

PARKING TABLE THIS SHEET

No.	Building Use	Spaces	Single	Parking
Building Use	Description	Required	Garage	Spaces
1	1-1 Bedroom Units	20	20	20
2	1-2 Bedroom Units	8	8	8
3	2000 SF Single Office Bldg.	24	0	24
TOTAL SPACES		52	28	80



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 CONSULTING ENGINEERS -- LAND SURVEYORS
 8223 West Highway 40 P.O. Box 0180 Fort Smith, Arkansas 72906 (479) 646-8324



Per/Rev:	01/02/2014 - VARIOUS CHANGES
Drawn By:	WJB/MS
Check By:	WJB/MS
Scale:	AS SHOWN



SITE PLAN - SHEET 2
 MASSARD SQUARE
 "CHAFFEE CROSSING"
 CITY OF FORT SMITH
 SEBASTIAN COUNTY, ARKANSAS
 Project File: 2014_001

Date: 02/20/2014
 Drawn By: WJB/MS
 Check By: WJB/MS
 Job No: 13-0197
 Sheet: 2